



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE  
REFER TO FILE: **PJ-2**

December 22, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**LAC+USC MEDICAL CENTER REPLACEMENT PROJECT  
APPROVAL OF VARIOUS CONSTRUCTION CHANGE ORDERS  
CONTRACT PW-12641 MCCARTHY/CLARK/HUNT, A JOINT VENTURE  
SPECS. 6550; C.P. 70787  
SUPERVISORIAL DISTRICT 1  
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

Approve and authorize the Director of Public Works to execute the following change orders to:

1. Modify the door hardware and related electrical systems on the 3rd through 8th Floors in the Inpatient Tower building for a not-to-exceed amount of \$630,000.
2. Provide thermal expansion anchors in the Inpatient Tower building for a not-to-exceed amount of \$196,586.
3. Resolve fire rating conflicts in the Inpatient Tower building for a not-to-exceed amount of \$300,000.

4. Modify the roof slab construction and roof top enclosures in the Outpatient Department building for a not-to-exceed amount of \$220,000.
5. Add three telecommunications closets in the Outpatient Department building for a not-to-exceed amount of \$280,000.
6. Provide revised anchorage for overhead mechanical and plumbing utilities in the Central Plant building for a not-to-exceed amount of \$206,206.

**REASON AND SCOPE - RECOMMENDATION 1**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

On November 1, 2005, your Board approved the issuance of a change order in the not-to-exceed amount of \$360,000 for the door hardware and related electrical system conflicts associated with the 1st and 2nd Floors of the Inpatient Tower building. At that time, we stated that additional change requests were anticipated for the 3rd through 8th Floors. As previously discussed, the contractor raised a large number of questions concerning the door hardware and its integration with the normal- and low-voltage systems during preparation of their door hardware submittals. The architect in response issued two separate change bulletins that incorporated corrections to the hardware and associated systems; one for the 3rd and 4th Floors and one for the 5th through 8th Floors. These change bulletins were issued at different times, as the architect completed the revisions, in order to avoid delays to the contractor's coordination efforts and the project construction schedule.

Approving the recommended action will allow the contractor to make the required modifications on the 3rd through 8th Floors of the Inpatient Tower building. Cost negotiation of this change with McCarthy/Clark/Hunt, a Joint Venture (MCH), has not been finalized. We estimate that the total cost for this request will not exceed \$630,000 with no delay to the project completion date. However, if the final value of the change order exceeds the cost estimate, we will return to your Board for approval. Public Works has issued two proceed orders, one relating to the 3rd and 4th Floors issued in September and the second issued in November for the 5th through 8th Floors, totaling \$300,000 to avoid delay impacts, the value of which is included in this recommendation for \$630,000.

Conflicts with the hardware and electrical systems have also been identified in the Diagnostic and Treatment and Outpatient buildings. We anticipate future change costs for these buildings and are currently reviewing the potential impact. These change orders will be brought to your Board for approval if they exceed Public Works' delegated authority.

**REASON AND SCOPE - RECOMMENDATION 2**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

Thermal anchors provide support for mechanical piping that expands and contracts as the equipment it serves cycles on and off. The contract documents for the Inpatient Tower building depict a symbol for thermal anchors but do not provide specifications, details, or design criteria describing how to build the thermal anchors. The contractor submitted a series of questions requesting thermal anchor design. In response, the architect issued drawings for the design of the anchorage system.

Approving the recommended action will allow the contractor to install the required thermal anchorage system for mechanical piping. Public Works issued a proceed order in the amount of \$150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$196,586. The total cost of the work has been negotiated between Public Works and the contractor for a not-to-exceed cost of \$196,586.

**REASON AND SCOPE - RECOMMENDATION 3**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

The contract documents for the Inpatient Tower building identified outlets for electrical power, lighting, communications, and security devices, as well as plumbing for sinks and toilets in fire-rated stairwell walls that serve rooms adjacent to the stairwells. According to the California Building Code, the only outlets or utilities allowed in the fire-

rated stairwell walls are those that serve the stairwell. The architect corrected the documents by relocating the outlets and plumbing outside the stairwell walls.

Cost negotiation of this change with MCH has not been finalized. We estimate that the total cost will not exceed \$300,000 with no delay to the project completion date. However, if the final value of the change order exceeds the cost estimate, we will return to your Board for approval. Approving the recommended action will allow the contractor to relocate the outlets and plumbing where required. Public Works issued proceed orders in the amount of \$150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$300,000.

**REASON AND SCOPE - RECOMMENDATION 4**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

The plans for the Outpatient building did not show the correct sizes for certain concrete pads for various pieces of mechanical equipment. In addition, the equipment pad locations were not coordinated with other rooftop structural components. Changes were required to increase the size of the concrete pads that also affected reinforcing steel, roof insulation, and flashing. Structural bracing for the mechanical equipment screen wall was relocated, and the sizes of three large rooftop shaft openings were changed.

Approving the recommended action will allow the contractor to make the required modifications for the rooftop mechanical equipment. Cost negotiations with MCH have not been finalized. We estimate the total cost will not exceed \$220,000 with no delay to the project completion date. However, if the final value of the change order exceeds the cost estimate, we will return to your Board for approval. Public Works issued proceed orders in the amount of \$30,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$220,000.

**REASON AND SCOPE - RECOMMENDATION 5**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

During preparation of shop drawings, the contractor determined that numerous telephone and data outlets on all levels of the Outpatient building exceeded the 300-foot maximum allowable distance from the telecommunication closets. This could impair the quality of the telecommunications signal and the ability to transmit data. Three additional telecommunication closets are required to resolve this problem. The revisions include framing three new telecommunication closets, coring floor slabs for conduit penetrations, adding wiring panels, and routing telecommunication cables.

Approving the recommended action will allow the contractor to make modifications to correct this deficiency. Cost negotiations with MCH have not been finalized. We estimate the total cost will not exceed \$280,000 with no delay to the project completion date. However, if the final value of the change order exceeds the cost estimate, we will return to your Board for approval. Public Works has issued proceed orders in the amount of \$150,000 to avoid delay impacts, the value of which is included in the recommended \$280,000.

**REASON AND SCOPE – RECOMMENDATION 6**

Unforeseen condition	<input type="checkbox"/>	Regulatory agency requirement	<input type="checkbox"/>
Drawing coordination	<input type="checkbox"/>	Previously approved scope change	<input type="checkbox"/>
Errors and omissions	<input checked="" type="checkbox"/>		

During the preparation of coordination drawings, several discrepancies were discovered with the anchorage details and sizes specified in the contract documents for overhead mechanical and plumbing utilities in the Central Plant. In some cases, quantities and size of the anchorage specified were inadequate. In other cases, contract-documented anchorage details were in conflict with other elements of the building and required modifications.

Approving the recommended action will allow the contractor to provide the correct anchorage necessary to support the overhead mechanical and plumbing piping. The total cost of the work has been negotiated between Public Works and the contractor for a not-to-exceed cost of \$206,206. Public Works issued a proceed order in the amount of \$150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended \$206,206.

We have reviewed each of the above recommendations as well as the potential cost impacts with the Project Advisory Committee. These change orders are considered to be within the scope of the project.

**CONTINGENCY BUDGET SUMMARY**

CHANGE SUMMARY					
Contingency Budget	Executed Change Orders	Board-Approved Changes Pending Execution	Impact of This Action	Remaining Contingency Budget	Percentage Remaining
\$55,422,027	\$39,206,426	\$3,977,773	\$1,832,792	\$10,405,036	18.77%

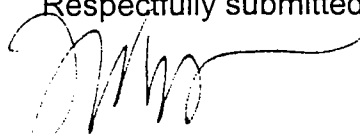
Notes:

1. The executed change order amount shown above reflects executed changes as of December 14, 2005.
2. The aggregate value of executed construction change orders does not include the value of potential changes currently under review. The merit and scope of each issue must first be evaluated and then the value negotiated. The combined value of these issues, as quoted by the contractor, could be as high as \$23,086,614. Historically, Public Works settles quotes from the contractor at less than 60 percent of the quoted value. Therefore, the anticipated value of the pending issues is approximately \$13,851,968. When added to the \$39,206,426 of change orders executed through November 30, 2005, there is an estimated total potential change exposure of \$53,058,394 against the \$55,422,027 Board-approved contingency.

**CONCLUSION**

Please return an adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,

  
DONALD L. WOLFE  
Director of Public Works

  
DAVID E. JANSSEN  
Chief Administrative Officer

RL:pdw

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cc: County Counsel  
Department of Health Services (Fred Leaf, Azar Kattan)  
Project Advisory Committee (A. Redmond Doms, Jerry Epstein, Nick Patsaouras)